

CITY OF MOUNTAIN VIEW

LANDSCAPE GUIDELINES

INTRODUCTION

Mountain View's landscape guidelines supplement the City's Zoning Ordinance by providing detailed, yet flexible, direction regarding the preparation of landscape and irrigation plans. They contain minimum design parameters and area requirements. Higher standards and innovative designs are strongly encouraged.

The City's objectives are to enhance the appearance of development, buffer incompatible land uses, preserve the integrity of neighborhoods, conserve water, reduce heat and glare, prevent soil erosion and provide safe and efficient pedestrian pathways.

APPLICATION AND PROCESS

These guidelines apply to all new commercial, industrial and multiple-family residential projects; front yard landscaping in single-family projects with five or more units; renovations of existing commercial and industrial buildings; and projects requiring other entitlements (such as Conditional Use Permits or Variances).

All landscape plans are reviewed and approved by the Community Development Department. For larger developments, a conceptual landscape plan must be submitted for review and approval. After approval of the development project, a final landscape plan is prepared and submitted with the application for a building permit.

SUBMITTAL REQUIREMENTS

All landscape plans should be prepared by a landscape architect and have the following basic attributes:

1. Boundaries (all property lines and street frontages to centerline)

CITY OF MOUNTAIN VIEW

LANDSCAPE GUIDELINES

2. Scale and dimensions (plans fully dimensioned to common scale)
3. Structures and parking (to match architectural, site and civil plans)
4. Utility lines (water, sewer, storm, telecommunications, power, etc.)
5. Existing topographic lines (show proposed if grading is planned)
1. Plant list (must include the species, number of plants by species, size and if they are existing or proposed)

CONCEPTUAL LANDSCAPE PLANS

Conceptual landscape plans are used to illustrate the basic attributes listed above; all existing trees labeled by type, size and whether they will stay or be removed; and the scale, location and characteristics of new plants. New landscapes may be highly generalized, simply indicating turf, ground cover, vines, flowering plants, shrubs and evergreen or deciduous trees. However, a detailed plant palette may be requested for larger projects.

Every attempt should be made to preserve Heritage trees and incorporate them into the new landscape plan (see Appendix A – Preservation of Heritage Trees).

FINAL LANDSCAPE PLANS

Final landscape plans include the basic attributes listed above, existing plants to remain, planting details (see Appendix B) and labels identifying all proposed plant materials. Proposed plants shall meet the minimum size, area and spacing requirements of the Zoning Ordinance (see Appendix C), as further described herein. Other required items include the following:

CITY OF MOUNTAIN VIEW

LANDSCAPE GUIDELINES

2. Hardscape (note color and material of any walkways or patios)
3. Water elements (fountains, pools, ponds, etc., if applicable)
4. Furniture (attach catalog copies of any benches, trash receptacles, planters, tree grates, bike racks, etc.)

Also, an arborist's report is required for all sites containing a Heritage tree. The report should identify the species, size, location and health of the tree. Preservation notes shall be included if the tree is to remain (see Appendix D).

IRRIGATION SYSTEMS

Irrigation systems are required and must be included with final landscape plans. Irrigation plans should identify all the components (e.g., meters, water lines, back-flow preventers) and the water schedule (flow rate and pressure).

PLANT SELECTION AND DESIGN

Plant selection should be based on a consideration of the built environment, aesthetic objectives, functional aspects of the plant material and water conservation.

When considering the built environment, it is important to create views to accent points such as entrances, water features and public art. Conversely, one should screen unattractive views and features, such as trash enclosures, backflow preventers, long walls and blank building facades. Landscaping can also be used to interrupt views into private yards and structures.

Aesthetic factors include variety (size, color, texture), seasonal characteristics (flower,

fruit, deciduous or evergreen) and the rate and pattern of growth. Plants should be arranged to complement the existing landscape and the built environment with respect to scale, balance and form.

The functional aspects of landscaping include shade, dust abatement, soil stabilization, sound absorption, heat and glare reduction and wind screen.

Water-conserving plants should be used on 50 percent of the landscape area (see Appendix E – Water-Conserving Plant List). Annual color areas and/or turf are restricted to one-third the landscape area and should be in highly visible areas or areas with frequent pedestrian use. Rock, tan bark and other inorganic material may be combined with live plants in limited, decorative ways.

SIZE, SPACING AND LOCATION

Minimum plant sizes are flats or 1 gallon for ground cover (root cuttings are not allowed), 5 gallon for shrubs, 15 gallon for trees and 36" box for Heritage tree replacement.

Maximum spacing for ground cover is 12" on center for flats and 24" on center for 1 gallon (all ground cover shall be triangularly spaced). Shrubs shall be 3' to 5' on center. Generally, trees shall be spaced such that, at maturity, the drip lines do not overlap (except where a clustered effect is desired). Street trees shall be at 30' to 50' intervals (see Appendix F – Master Street Tree List).

All trees shall be at least 5' from domestic water lines and 10' from sanitary sewer lines.

CITY OF MOUNTAIN VIEW

LANDSCAPE GUIDELINES

GRADING AND TOPOGRAPHY

Mounding is encouraged as a way to screen parking lots and protect children's play areas from cars. Contours or spot elevations should indicate that the site will not drain across property lines, sidewalks or driveways.

SAFETY

Pedestrian areas should be separated from parking lots and driveways with mounding or poured-in-place, continuous concrete curbs. Plants should not obstruct views at street intersections or interfere with power lines.

PARKING LOTS

The following development requirements apply to off-street parking lots:

1. Parking lots and driveways shall be separated from landscaping with continuous concrete curbs.
2. Screen planting shall be established along all perimeter property lines.
3. Shade trees shall be planted every third parking space.
4. Landscaped pockets shall project into parking lots every tenth space where more than 15 spaces are provided in any linear direction. Each pocket shall be 6' wide and extend the length of the stall.

ON-SITE AMENITIES

Multiple-family residential projects should include outdoor amenities such as barbecues, picnic tables, tot lots, pools or tennis courts. Large commercial and industrial projects should include outdoor eating areas and/or recreation equipment for employees.

MAINTENANCE

Irrigation systems shall be carefully monitored to ensure ample watering of planted areas. General maintenance shall consist of regular watering, aerating, pruning, fertilizing, clearing of debris and weeds and removal and replacement of dead plants.

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

SEC. 32.23. Definitions.

interchangeably and shall mean the permit required by Sec. 32.27 of this article.

For the purposes of this chapter, the following terms shall have the meaning ascribed to them in this section:

a. "Director" shall mean the director of the city's community services department or his/her designee.

b. "Drip line" shall mean the outermost edge of the tree's canopy. When depicted on a map, the drip line will appear as an irregular-shaped circle that follows the contour of the tree's branches as seen from overhead.

c. "Heritage tree" shall mean any one of the following:

1. A tree which has a trunk with a circumference of forty-eight (48) inches or more measured at fifty-four (54) inches above natural grade.

2. Any quercus (oak), sequoia (redwood) or cedrus (cedar) tree that is twelve (12) inches or more in circumference when measured at fifty-four (54) inches above natural grade.

3. A tree or grove of trees designated by resolution of the city council to be of special historical value or of significant community benefit.

d. "Owner" shall mean the owner of the real property on which the tree is situated as shown on the most recent county assessor's roll, and includes any successor in interest to the owner.

e. "Permit" or "removal permit" or "heritage tree removal permit" may be used

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

f. "Person" shall mean any individual, partnership, firm, association, corporation, and any agent, employees or representatives thereof.

g. "Proposed decision" shall mean the decision of the director in nondevelopment-related removals.

h. "Removal" shall mean the physical removal of a tree or causing the death of a tree through damaging, poisoning or other direct or indirect action, including excessive trimming, pruning or mutilation that sacrifices the health or diminishes the life expectancy of the tree(s).

SEC. 32.23. Heritage tree preservation.

a. Any person who owns, controls, has custody or possession of any real property within the city shall maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of the chapter. Failure to do so shall constitute a violation of this section.

b. Except as otherwise provided by this article, no person shall willfully injure, damage, destroy or move a heritage tree except pursuant to the terms and conditions of a permit granted pursuant to this article.

c. **Construction/grading activity.** Any owner or person who conducts any grading or construction activity on property shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree. The director or the community development director may impose conditions on any city permit to require construction fencing and/or the use of protective grading methods to assure

compliance with this section. In addition to said conditions, the following shall apply:

1. Except as otherwise provided in this section, excavation adjacent to any heritage tree shall not be permitted where material damage to the root system may result. When proposed developments encroach into the drip line of any heritage tree, special construction techniques to allow the roots to breathe and obtain water may be required as a condition(s) to the approval of any application for a building zoning permit or removal permit.

2. The existing ground surface within four (4) feet (measured horizontally) of the base of any heritage tree shall not be cut, filled, compacted or pared except for existing, permitted encroachments such as sidewalks or as otherwise expressly approved by the community development director pursuant to an approved arborist's report. Tree wells may be used where advisable.

SEC. 32.25. Council designation of heritage trees.

The council may, by resolution, designate any tree or grove of trees on private property as heritage trees. Prior to adoption of a resolution designating a tree or grove of trees on private property to be heritage trees as defined in Sec. 32.23(c), not less than ten (10) days' written notice shall be given personally or by certified mail to the owner.

SEC. 32.26. Urban forestry board.

a. The urban forestry board of the City of Mountain View is hereby created and shall consist of the members of the parks and recreation commission.

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

b. The urban forestry board shall have the following powers and duties:

1. Act as decision-making body for heritage tree appeals in accordance with Sec. 32.30 of this chapter. Decisions of the urban forestry board shall be final. The denial of a permit shall be with prejudice and the owner shall not reapply for removal of the same tree or trees for two (2) years from said denial, absent a material change in the circumstances affecting the tree(s).

2. Make recommendations to the city council regarding modifications to this article.

3. Assist in the planning of urban forest management for the city.

4. Assist in the enforcement of this article.

SEC. 32.27. Permit required: Exemptions.

a. **Permit required.** No person shall cut down, destroy, remove or relocate any heritage tree growing on public or private property within the city limits, or on any city-owned property, unless a valid heritage tree removal permit has been granted by the city pursuant to this article.

b. **Exemptions.** A permit is not required to cut, encroach, remove or relocate a tree(s) under the following circumstances:

1. Trees damaged by thunderstorms, windstorms, floods, earthquakes, fires or natural disasters and determined to be dangerous by a peace officer, firefighter, civil defense official or code enforcement officer acting in their official capacity. The

owner shall notify the director within five (5) days of any action taken with respect to the emergency; or

2. When removal is determined necessary by fire department personnel actively engaged in fighting a fire.

c. **Process.** Permits for development-related removals shall be secured pursuant to Sec. 32.29. Permits for nondevelopment-related removals shall be secured pursuant to Sec. 32.30. Sec. 32.31 shall apply to all removal permits. Permits granted must be inaugurated within one hundred eighty (180) days of issuance. Illegal or unauthorized removals shall also require a permit pursuant to this article.

SEC. 32.28. Application for removal permits: Procedure.

The application for a heritage tree removal permit shall specify the number, species, size and exact location of the tree or trees involved, a brief statement of the reason for the requested action, as well as any other pertinent information as may be required by the city. The applicant may be required to provide a plot plan or survey drawn to scale depicting the tree(s) and any improvements on the property.

SEC. 32.29. Permits: Development-related removals.

a. Removal permits required to facilitate new construction, development, renovation or redevelopment, including building permits, shall be filed with the community development department of the city. The application shall be filed and processed concurrent with any other applications(s) for development entitlements.

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

b. Processing.

1. The community development department shall review and decide all removal permits filed pursuant to Sec. 32.29(a). The permit application shall be referred to the director for review and comment before action is taken. The application shall be approved, denied or conditionally approved by the official or hearing body that acts on the companion development permits.

(a) Removal permits associated with construction requiring only a building permit shall be reviewed through the SPAR process.

(b) In no event shall a tree or trees, approved for removal pursuant to this section, be removed prior to the issuance of a building permit for the project.

c. Appeals.

1. Development-related applications are appealable in the same manner as other or accompanying permit entitlements required for the proposed development, except where the only other permit required is a building permit. In that case, the urban forestry board shall hear and decide the appeal. Notices for development-related removal permits (except building permits) shall be conducted in the same manner as the companion permits. Posting of the decision on the removal permit shall occur within two (2) days of the decision, and said posting shall comply with the requirements set forth in Sec. 32.30(b)(i).

SEC. 32.30. Permits: Nondevelopment-related removals.

a. Nondevelopment-related removals.

Applications for a removal permit not related to development entitlements and/or building permits shall be filed with the community services department.

b. The director shall have approval authority, subject to appeal, with respect to nondevelopment-related removal permits. The director shall render a proposed decision on the application.

(i) **Notice of action.** Notice of the proposed decision on the application for such permit shall be made by posting on the tree (or if relating to a grove of trees, by posting upon one of the trees) and by personal delivery or certified mail to the owner and by personal delivery or first class mail to any person who has filed with the director a written request for such notice, which request includes his/her mailing address.

c. **Appeals.** Nondevelopment-related removal applications are appealable by or to the urban forestry board.

(i) **Appeals.** Any person aggrieved or affected by such decision, including a member of the city council or the urban forestry board, may appeal the decision by filing a written notice of appeal with the city clerk and paying the requisite appeal fee within ten (10) days, excluding Saturdays, Sundays and holidays, after the posting and mailing of such notice.

If no appeal is filed within such time, the permit shall issue as indicated in the notice of proposed decision. An appeal shall automatically stay issuance or denial

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

of the permit until the appeal has been completed. A member of the city council or urban forestry board shall be exempt from the appeal fee and shall be deemed to be appealing on behalf of the council or board, as may be applicable.

general welfare of the area and the city as a whole.

SEC. 32.31. Criteria for removal: Conditions: Findings.

a. **Criteria for removal.** The determination on each application shall be based upon the following criteria, as applicable:

1. The condition of the tree with respect to disease, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services; and whether or not the tree acts as a host for a plant which is parasitic to another species of tree which is in danger of being infested or exterminated by the parasite.

2. The necessity of the requested action to construct improvements or otherwise allow economic or other enjoyment of the property; however, economic enjoyment does not include the cost of tree maintenance.

3. The topography of land and effect of the requested action on erosion, soil retention, water retention, and diversion or increased flow of surface waters.

4. The number, species, size and location of existing trees in the area and the effect of the requested action in terms of providing shade, noise buffers, protection from wind damage, air pollution, historic value and scenic beauty upon the health, safety, prosperity, historic values and

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

5. Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support.

b. **Conditions of approval.** Approval of an application for a permit may include reasonable conditions to insure compliance with the content and purpose of this article such as, but not limited to:

1. Requiring the replacement or placement of an additional tree or trees on the subject property to offset the loss of a tree, limbs or encroachment into the drip line. If a permit is denied or conditions attached, the director or decision-maker shall provide the applicant with a written statement of the reasons for said denial or conditions based upon the above standards.

2. Construction fencing or barriers to protect adjacent heritage trees or other landscaping.

3. Protective grading requirements to avoid damaging the root structure of the tree or adjacent trees.

4. Posting of a security bond to ensure that replacement trees are planted and become established (one (1) year after planting) and to compensate for the lost trees due to illegal removal.

5. The relocating of a tree on-site or off-site, or the planting of a new tree on-site or off-site to offset the loss of a tree.

6. A condition requiring a maintenance and care program be initiated to ensure the continuing health and care of heritage trees on the property.

7. Payment of a fee or donation of a boxed tree(s) to the city or other public

agency to be used elsewhere in the community should a suitable replacement location of the tree not be possible on-site or off-site. The fee for replacement of a tree or trees shall be, at a minimum, based on the cost of a 24" boxed tree of same species, delivered and installed.

SEC. 32.32. Emergencies.

a. In case of emergency caused by the hazardous or dangerous condition of a tree requiring immediate action for the safety of life or property, a tree may be removed upon the order of the director or any member of the police or fire department without the necessity of an application hereunder.

b. Employees of the city, during an emergency, may take such action with regard to trees on city-owned property as may be necessary to maintain the safety of city operations and/or the safe conditions of city property, without the necessity of applying for a permit hereunder.

c. Public utilities subject to the jurisdiction of the Public Utilities Commission of the State of California may also take such action as may be necessary to comply with the safety regulations of said commission and as may be reasonably necessary to maintain a safe operation of their facilities without the necessity of applying for a permit hereunder.

SEC. 32.33. Nonliability of city.

Nothing in this article shall be deemed to impose liability for damages or a duty of care of maintenance upon the city or upon any of its officers or employees. The person in possession of any public property or the owner of any private property shall have

CITY OF MOUNTAIN VIEW

APPENDIX A. PRESERVATION OF HERITAGE TREES

the duty to keep heritage trees upon the property in a safe, healthy condition, except as provided in Sec. 32.27(b). Any person who believes that a tree located on property possessed, owned or controlled by them is a danger to the safety of themselves, others or structural improvements on-site or off-site shall secure the area around the tree or support the tree, as appropriate, to safeguard both persons and improvements from harm, provided those safeguards or supports do not damage the tree or otherwise violate the purposes of this article.

SEC. 32.34. Tree valuation.

For purposes of replacement for trees removed, the method of valuation shall be the "Standards for Valuation of Amenity Trees" of the International Society of Arboriculture. These standards shall apply to those trees removed without a permit as well as those removed with a permit, which require on-site or off-site replacements of similar value for the trees removed.

SEC. 32.35. Violation: Penalties and restitution.

a. Penalty.

Any violation of this article shall be deemed a misdemeanor, punishable as set forth in the City Charter.

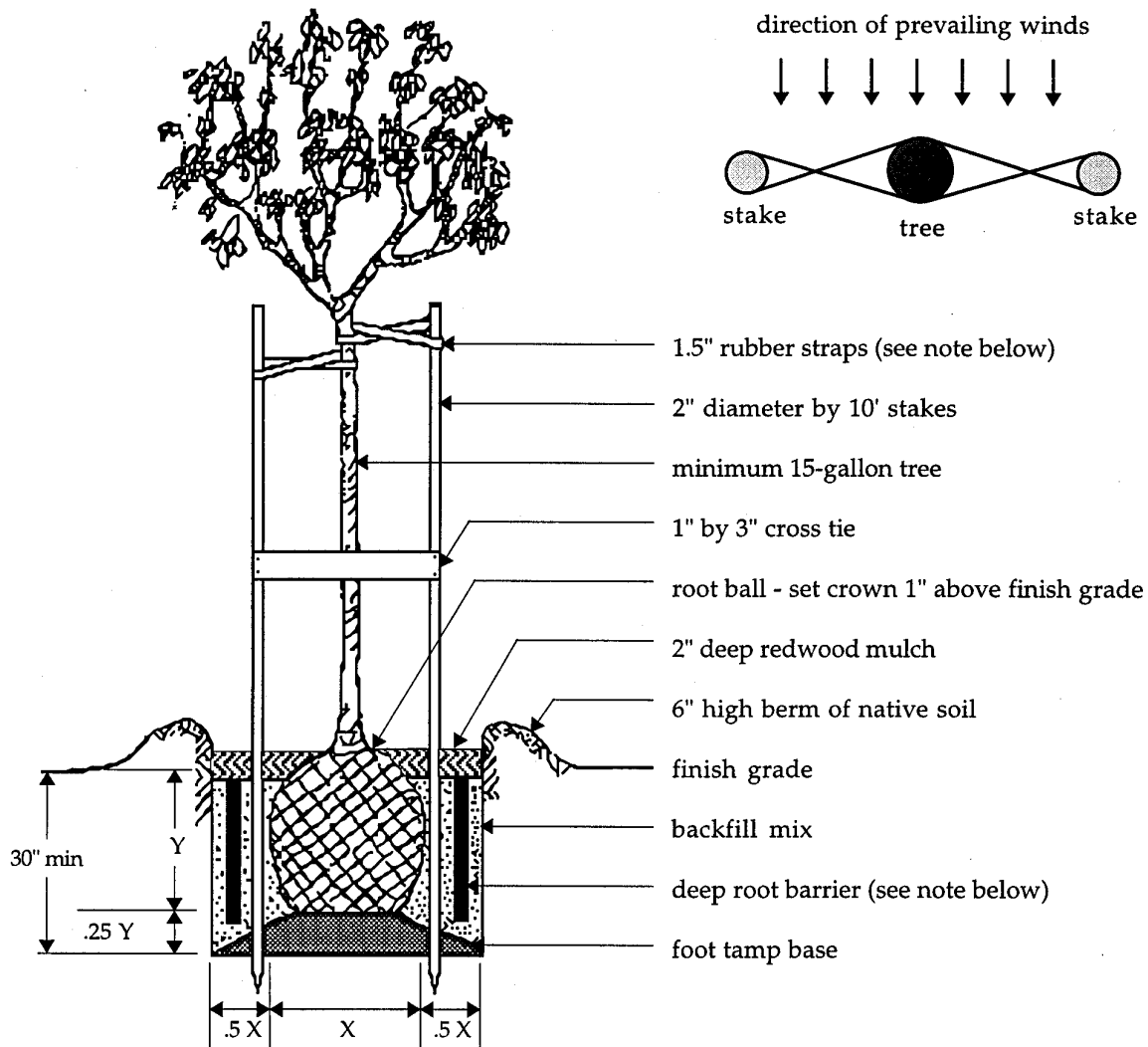
b. Restitution.

It has been determined that heritage trees within the city are valuable assets to the citizens of Mountain View and the neighboring communities and coexist with trees owned by all other persons within the community. The loss or damage to any of these trees results in a loss to other members of the public who maintain their

trees in a healthy and safe condition. Therefore, the loss or damage to any of these trees will require the public to be recompensed. In addition to any penalties provided by Subsection (a) above, any person, any owner or any person who cuts, damages or removes any tree in violation of the terms of this article shall be responsible for proper restitution in the form of replacement trees or fees in lieu of replacement. The number, size and location of said equivalent replacement heritage tree(s) shall be determined by the director or other hearing body, as applicable.

CITY OF MOUNTAIN VIEW

APPENDIX B. TREE PLANTING DETAIL



Notes:

1. Deep root barriers shall be installed around all trees planted within 6' of a permanent structure (building foundation, sidewalk, driveway, curb, etc.).
2. Slow-release fertilizer pellets shall be placed between the root ball and backfill mix.
3. Rubber straps shall be anchored to tree stakes with 14 gauge wire.
4. Tree stakes shall be driven at least 1' below the root ball.

CITY OF MOUNTAIN VIEW

APPENDIX C. ZONING DISTRICT REQUIREMENTS

The following landscape standards have been established by Chapter 36 of the Mountain View City Code.

R1 (Single-Family Residential)

Fifty percent of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second-story additions.

R2 (Two-Family Residential)

Fifty percent of the required front setback area shall be permanently landscaped. Street trees shall be planted in front of all structures with second-story additions.

R2M (Mobile Home Park)

A minimum 10' wide screen planting shall be established between the mobile home park and peripheral property lines.

A minimum 15' wide landscape buffer shall be provided along all street frontages.

A minimum of 20 percent of the total site area for each mobile home shall be permanently landscaped.

A minimum of 45 percent of the total common area(s) of a mobile home park shall be permanently landscaped.

At least one 15 gallon tree shall be provided on each mobile home lot.

R3 (Multiple-Family Residential)

Fifty-five percent of the total site area of a multi-family complex shall be permanently landscaped.

Forty-five percent of the total site area of a townhouse complex shall be permanently landscaped. Landscape strips or tree pockets smaller than 25 square feet do not count toward this requirement.

Twenty-five percent of the total site area of an R3D development shall be permanently landscaped.

A significant portion of the landscaped areas within multi-family complexes should be visible from the public street and contribute to the neighborhood character.

CN (Neighborhood Commercial)

Ten percent of properties less than 15,000 square feet shall be landscaped. Fifteen percent of properties of 15,000 square feet and larger shall be landscaped.

A minimum 10' wide landscape buffer shall be provided along all street frontages.

A minimum 5' wide screen planting shall be established along all interior property lines.

Landscaped pockets shall project into parking lots every tenth space where more than 15 spaces are provided in any linear direction. Each pocket shall be 6' wide and extend the length of the stall.

Adequate landscaping shall be provided within parking areas for significant shade and visual relief (i.e., one tree for every three spaces and one tree in each projecting island).

Two feet of the parking stall depth may be landscaped with low-growth, hearty materials (in lieu of asphalt) and serve as a bumper overhang.

CITY OF MOUNTAIN VIEW

APPENDIX C. ZONING DISTRICT REQUIREMENTS

CG (General Commercial)

No zone-specific requirements, except as required through Development Review, in accordance with these Landscape Guidelines.

C3 (Arterial Commercial)

Residential uses on sites larger than 15,000 square feet shall have a minimum landscape area equal to, or greater than, 25 percent of the site.

Twenty-five percent of nonmixed use residential sites with more than four units shall be permanently landscaped.

Commercial uses on sites less than 15,000 square feet shall have a minimum landscape area equal to, or greater than, 10 percent of the total site. Commercial uses on sites 15,000 square feet and larger shall have a minimum landscape area equal to, or greater than, 15 percent of the total site.

A 10' wide landscape buffer shall be provided along the street in front of parking, which should be increased to 20' on deep (e.g., 200' or more) and/or large (e.g., 15,000 square feet or more) sites.

Five feet of side yard landscaping shall be provided next to all parking areas.

Property lines bordering residential zoning districts shall have a 7' sound wall and a 10' landscaped setback, including trees at least every 20'.

O (Administrative and Professional Office)

No zone-specific requirements, except as required through Development Review, in accordance with these Landscape Guidelines.

ML (Limited Industrial)

A minimum of 15 percent of interior lots and 20 percent of corner lots shall be permanently landscaped.

Two-thirds of the front yard setback shall be landscaped and corner parcels shall provide 10' of front yard landscaping along street-side yards.

MM (General Industrial)

A minimum of 50 percent of the front yard setback and 10 percent of the total site area shall be permanently landscaped.

Corner lots shall provide 10' of landscaping along street-side yards.

PF (Public Facilities)

Open green area shall occupy no less than 55 percent of the lot.

CITY OF MOUNTAIN VIEW

APPENDIX D. ARBORIST REPORT GUIDELINES

(a) Tree evaluation: Written comments: The report must identify all trees evaluated by genus and species; trunk circumference as measured 54" above grade; tree height and canopy; tree health including structure, root zone, evident diseases if any, apparent age and likely longevity; and any other pertinent cultural characteristics relevant to tree evaluation.

The report shall outline the likely effects of the proposed construction on tree health and longevity and any special measures which may serve to minimize the impacts of construction on these trees, e.g., pier and beam foundations, relocating buildings, porous paving, dry wells, etc.

Graphic description: The report shall include a site plan with all existing trees shown, indicating trunk location and size, canopy outline, the proposed footprints of principal and accessory buildings, patios, driveways and other paved surfaces. (This can be accomplished by screening the proposed site plan over the civil engineer's site survey.)

The report shall also delineate the areas of the site reserved for storage of construction materials before, during and after construction. Proposed storage areas shall be located in areas that are adequate for the likely amount of materials to be on site and may not encroach into the drip lines of those trees to be preserved.

(b) Tree maintenance required prior to commencing construction: In this section of the plan, the arborist shall address those measures which must be implemented immediately, including any trimming, irrigation, fertilization or other maintenance required to maintain or restore tree health. Plans for trimming and maintenance of any street or Heritage tree must be approved by the Parks

and Open Space Division prior to commencing any trimming or other maintenance.

(c) Tree protection during construction: The arborist shall prepare a detailed program for tree protection during construction which addresses the following issues:

1. Protective fencing: All trees to be saved shall be fenced at the drip line with 6' tall temporary fencing. Notes on the plans must specify name, address and telephone number of the person responsible for installation and maintenance of the fence. Detailed drawings shall be included which show clearly in the plan, tree by tree, the location of the protective fencing. In addition, an elevation drawing shall be included which adequately describes the fence materials and how they will be organized about the trees.

2. A detailed list of activities which are prohibited within the drip line of the trees to be saved during construction: Storage of materials; dumping of plaster, paint, thinner, adhesives, grout or water from any clean up of the above; operation of equipment or any other activity likely to cause compaction; raising or lowering grade within the drip line of the tree; and any other activities likely to damage the canopy, trunk or root system of the trees to be saved.

3. Tree maintenance during construction: Tree maintenance during construction shall be outlined with a timetable specified. This includes any trimming, irrigation, fertilization or other maintenance necessary. All trimming of roots and/or canopy must conform to ISA pruning standards and be performed by an approved licensed arborist. The arborist shall contact the Current Planning Division at least 48 hours prior to commencing work.

CITY OF MOUNTAIN VIEW

APPENDIX D. ARBORIST REPORT GUIDELINES

(d) The arborist shall conduct an inspection during construction and one final inspection and submit a report during construction and a post-construction report which describe the condition of the trees to be preserved and if the required protection measures have been adhered to.

If at any point during the construction process the City or the arborist determines that the conditions of the tree preservation plan have been violated, the City will issue a stop work order for the project and an assessment of how to proceed will be determined by the arborist and the City. If the post-construction arborist report indicates that the trees which were required to be preserved have not been cared for as outlined in the approved report and will not survive, then the applicant shall replace these trees at a ratio of three to one (3:1) with specimen trees approved by the Parks and Open Space Division.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Trees	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Aesculus californica California buckeye	25'-35' x 25'-40' Round Crown	D	Sun	Rapid	Palm-shaped leaves 3" - 6" long; 8" flower spikes in April; nonedible fruit; streamside tree.
Agonis flexuosa Peppermint tree	25'-35' x 20' Round Crown	E	Sun	Medium	Good patio tree with willow-like leaves that smell like peppermint when crushed.
Albizia julibrissin Silk tree	25'-30' x 30' Flat Top	D	Sun	Rapid	Messy pods and flower litter; last tree to leaf out in spring; best in ground cover areas.
Alnus cordata Italian alder	25'-30' x 20' Pyramidal	D	Sun	Medium	Medium-scale screen tree; makes messy catkins; invasive roots.
Cedrus deodora Deodar cedar	80' x 40' Conical	E	Sun	Rapid	Large, dense screen or windbreak tree; soft texture.
Cedrus atlantica Atlantic cedar	40'-60' x 20'-30' Conical	E	Sun	Medium	Open, angular growth; bluish green needles to 1" long.
Celtis sinensis Chinese hackberry	30' x 50' Round Crown	D	Sun	Medium	Good street tree; noninvasive roots; resists Dutch elm disease; inconspicuous flower, fruit.
Ceratonia siliqua Carob tree	20'-30' x 20' Round Crown	D	Sun	Medium	Invasive roots; dense foliage; resists oak root fungus.
Cercis canadensis Eastern redbud	30' x 30' Round Crown	D	Sun	Medium	Attractive, rosy pink, sweet pea-like flowers in early spring; good fall color.
Cercis occidentalis Western redbud	12'-20' x 10'-15'	D	Sun	Rapid	Adaptable to soil and water types; brilliant magenta flowers before leafing out in spring; fall foliage yellow.
Eriobotrya japonica Japanese loquat	15'-30' x 20'-30' Round Crown	E	Sun-Shade	Mod	Excellent container plant for sun or shade.
Eucalyptus ficifolia Red flowering gum	30'-40' Round Crown	E	Sun	Medium	All year pink or red flower; does not do well in lawn.
Eucalyptus gunni Cider gum	40'-75' Dense Round Crown	E	Sun	Rapid	Heavy, dense windbreak or screen tree.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Trees	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Eucalyptus leucoxylon Pink-flowered white ironbark	25'-40' Open Round Crown	E	Sun	Rapid	Shape is variable; pink flowers; tolerates heavy soils.
Eucalyptus nicholii Nichol's willow-leafed peppermint	30'-40' Columnar	E	Sun	Rapid	Graceful, fine-textured, small tree for garden or street.
Eucalyptus polyanthemos Silver dollar gum	30'-60' x 15'-40' Columnar	E	Sun	Rapid	Not tolerant of alkaline or wet soils; slender, erect tree.
Eucalyptus sideroxylon Pink ironbark	20'-80' x Varies Columnar	E	Sun	Rapid	Furrowed, nearly black, fissured bark; gets 'Rosea' chlorotic in wet soils.
Fraxinus oxycarpa Raywood ash	25'-30' x 35' Round Crown	D	Sun	Rapid	Compact, seedless; fast growing to 25' to 35'; excellent fall color.
Fraxinus uhdei Evergreen ash	25'-80' x 50' Round Crown	D	Sun	Rapid	Invasive, shallow roots—use barrier; reseeds into landscape.
Geijera parviflora Australian willow	25'-35' x 35' Round Crown	E	Sun	Slow to Medium	Neat, care-free street tree; needs well-drained soils.
Ginkgo biloba Maidenhair tree	30'-50' x 30'-50' Pyramidal	D	Sun	Slow	Graceful, hardy tree; attractive in any season; use only male trees.
Koelreuteria paniculata Goldenrain tree	20'-35' x 10'-20' Round Crown	D	Sun	Slow	Tolerates alkaline soils.
Leptospermum laevigatum Australian tea tree	20'-30' x 20'-30'	E	Sun	Slow	Good small patio tree; very sculptural trunk; gray-green leaves; needs good drainage.
Melaleuca quinquenervia Cajeput tree	30' x 30' Vertical	E	Sun	Medium	Upright, open growth; good specimen tree.
Melaleuca styphelioides Prickly melaleuca	20'-40' x 20'-40'	E	Sun	Medium	Pendulous branches; thick papery bark; white bottle-bush flowers.
Metrosideros excelsus New Zealand Xmas tree	20' x 30' Round Crown	E	Sun	Slow	Tolerates saline soil.
Olea europea European olive	30' x 30' Round Crown	E	Sun	Medium	Willow-like foliage is soft gray-green; trunks gnarl with age; 'Swan Hill' is fruitless.

CITY OF MOUNTAIN VIEW
APPENDIX E. WATER CONSERVING PLANT LIST

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Trees	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Pinus brutia Calabrian pine	30'-80' x 30' Pyramidal	E	Sun	Rapid	Thrives in heat, wind and indifferent soil.
Pinus canariensis Canary Island pine	60'-80' x 20' Pyramidal	E	Sun	Rapid	Excellent vertical screen; resists oak root fungus.
Pinus eldarica Eldarica pine	40'-50' Pyramidal	E	Sun	Rapid	Good substitute for Monterey pine.
Pinus halepensis Aleppo pine	30'-60' Irregular	E	Sun	Rapid	Open, irregular growth; very hardy, rough-looking pine.
Pinus muricata Bishop pine	40'-50' Pyramidal	E	Sun	Rapid	Young trees will make a dense screen.
Pinus pinea Italian stone pine	40'-80' x 40' Round Crown	E	Sun	Medium	Too large for small gardens; skyline tree.
Pinus thunbergiana Japanese black pine	20'-30' x 30' Round Crown	E	Sun	Medium	Excellent small pine for planters; easily pruned to desired shape.
Pistacia chinensis Chinese pistache	30'-40' x 30' Round Crown	D	Sun	Medium	Excellent fall color; not good in lawn; noninvasive roots.
Platanus acerifolia 'Bloodgood' London plane tree	50' x 30' Pyramidal	D	Sun	Rapid	Excellent parking lot canopy tree; formal street tree.
Podocarpus gracillior Fern pine	40' x 20' Round Crown	E	Sun- Shade	Medium	Needs good drainage; clean patio tree; can be espaliered.
Populus fremontii Fremont cottonwood	40'-60'	D	Sun	Fast	Thick, glossy, triangular leaves; plant male trees only.
Populus nigra 'Italica' Lombardy poplar	40'-100' Columnar	D	Sun- Shade	Fast	Bright green, triangular 4" leaves; golden yellow in fall.
Prunus blireiana Purple leaf plum	25' x 20' Round Crown	D	Sun	Rapid	Gnarled, warty bark; medium purple leaves; subject to peach leaf curl; no fruit.
Prunus cerasifera Purple leaf plum	Round Crown				
'Krauter Vesuvius'	18' x 12'	D	Sun	Rapid	Best plum for small spaces; very dark leaves; smooth trunk.
'Thundercloud'	20' x 20'	D	Sun	Rapid	Dark coppery leaves; sometimes gets red fruit.

CITY OF MOUNTAIN VIEW
APPENDIX E. WATER CONSERVING PLANT LIST

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Trees					
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Pyrus calleryana 'Bradford Pear' 'Chanticleer'	40' x 25' Round Crown Narrower than Bradford	D	Sun	Rapid	Semideciduous in Mountain View; great patio tree; white blooms in spring; good fall color.
Pyrus kawakamii Evergreen pear	25'-40' Round Crown	E	Sun	Slow	Clustered white flowers; should keep staked for support.
Quercus agrifolia Coast live oak	70' x 70' + Round Crown	E	Sun	Medium	Fast if nursery grown; 25' in 10 years; drops old leaves in spring.
Quercus ilex Holly oak	40'-70' x 40'-70' Round Crown	E	Sun	Slow	Can be clipped as a hedge; reseeds into landscape.
Quercus lobata Valley oak	80' x 80' Round Crown	D	Sun	Medium	Large tree; picturesque, twisted branches; gray checkered bark; gray-green 2" lobed leaves.
Quercus suber Cork oak	40' x 70' Round Crown	E	Sun	Slow	Drops old foliage in late spring; very water conserving; trunk covered with soft, corky bark.
Rhus lancea African sumac	25' x 25' Round Crown	E	Sun	Slow	Graceful, weeping; good as a multi trunk; female trees messy.
Robinia ambigua 'Idahoensis' Idaho locust	40' x 40' Round Crown	D	Sun	Rapid	Good parking lot tree; magenta flowers in spring; lacy canopy; good street tree.
Schinus molle California pepper tree	25'-30' x 40'-60' Round Crown	D	Sun	Rapid	Messy; subject to scale, invasive roots; large-scale silhouette tree.
Schinus terebinthifolius Brazilian pepper	15'-30' x 20' Round Crown	E	Sun	Rapid	Excellent parking lot shade tree; good, neat multi-trunk specimen.
Sequoia sempervirens Coast redwood	Pyramidal				
'Aptos Blue'	30'-40' x 50' +	E	Sun	Rapid	Dense blue-green foliage on horizontal branches.
'Los Altos'	30'-40' x 50' +	E	Sun	Rapid	Deep green foliage on horizontal arching branches.
'Soquel'	30'-40' x 50' +	E	Sun	Rapid	Fine-textured, blue-green foliage; branches turn up at tips.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Tristania conferta Brisbane box	40' x 30' Round Crown	E	Sun	Rapid	Takes any soil; disease free; good, neat street tree.
---	--------------------------	---	-----	-------	--

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Abelia 'Edward Goucher'	5'-8' x 3'-5' Fountain	E	Part Shade	Rapid	Lacy, low-growing shrub with arching shape; small, lilac/pink flowers with orange throats.
Agapanthus africanus 'Peter Pan' Peter Pan lily of the Nile	8"-12" x 12" Strap Shape Leaves	E	Sun- Shade	Medium	Outstanding dwarf; clusters of blue 12" - 18" stems.
Alyogyne huegelii Blue hibiscus	5'-8' x 3'-5' Upright	E	Sun	Rapid	Upright growth which can be kept neat by pinching; very water conserving; blue flower.
Arbutus unedo Strawberry tree	5'-8' x 3'-5' Upright	E	Sun	Slow	Excellent multi-trunk specimen; needs little water; shreddy bark; twisted trunk.
Arctostaphylos bakeri 'Louis Edmunds'	5' x 5' Upright	E	Sun	Medium	Good garden water tolerance; gray-green foliage; pink flowers.
Arctostaphylos densiflora 'Howard McMinn' McMinn manzanita	5'-7' x 3'-5' Mound	E	Sun	Medium	Whitish pink flowers on a low mound; tip prune for best effect as a ground cover.
Berberis darwinii Darwin's barberry	5'-10' x 4'-7' Fountain	E	Sun	Medium	Showiest barberry; dark green, holly-like leaves; very profuse orange/yellow flowers; dark blue fruit popular with birds.
Berberis mentorensis Mentor barberry	7' x 7' Upright	E	Sun	Medium	Excellent hedge; very water conserving.
Berberis thunbergii Japanese barberry	4'-6' x 4'-6' Erect	D	Sun	Medium	Dense foliage with round 1" leaves; bright red berries fall through winter; good barrier.
Calceolaria integrifolia 'Golden Nugget' Perennial pouch flower	1'-6' x 2' Informal	P	Sun	Rapid	Dark green, crinkly 3" long leaves; yellow, unspotted flowers spring to fall; vigorous.
Ceanothus var:					
'Frosty Blue'	6'-9' x 8'-10' Small Tree	E	Sun	Rapid	Deep blue, white-frosted flowers; good small tree.
'Joyce Coulter'	2'-5' x 10'-12' Mound	E	Sun	Rapid	Medium blue flowers; grows as a mound.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
'Julia Phelps'	4'-7' x 7'-9' Informal	E	Sun	Rapid	Dark indigo blue flowers; one of the best bloomers.
'Ray Hartman'	12'-20' x 15'-20' Small Tree	E	Sun	Rapid	3" - 5" spike-like clusters; good small tree.
<i>Ceanothus rigidus</i> 'Snowball'	6' x 12'-16' Mound	E	Sun	Rapid	White puffy flowers; grows as a dense mound.
<i>Ceanothus thrysiflorus</i> 'Snow Flurry'	6'-10' x 8'-12' Informal	E	Sun	Rapid	Profuse, pure white flowers; green 2" leaves.
<i>Cercis occidentalis</i> Western redbud	8' x 12' Informal	D	Sun	Rapid	Excellent multi-trunk shrub; magenta flowers in spring; blue-green foliage; very water wise.
<i>Cistus hybridus</i> 'Doris Hibberson'	3' x 3' Informal	E	Sun	Rapid	Excellent water-conserving plant; gray-green foliage; very neat and compact.
<i>Cistus purpureus</i> Orchid spot rockrose	3'-4' x 3'-4' Informal	E	Sun	Rapid	Compact grower; excellent for parking lots; good in windy areas or in saline soils.
<i>Convolvulus oneorum</i> Bush morning glory	2'-4' x 2'-4' Compact	E	Sun	Rapid	Silver gray foliage; white flowers with yellow throats; compact in full sun.
<i>Cotinus coggygria</i> Smoke bush	25' x 25' Urn Shaped	D	Sun	Medium	Bluish green in summer, yellow to red in fall; needs fast drainage.
<i>Cotoneaster lactea</i> Red clusterberry	6'-8' x 6'-8' Fountain		Sun	Rapid	Red fruit in fall in 2' - 3' clusters; espalier or train as small tree.
<i>Erysimum linifolium</i> Wallflower	1'-2' x 1'-2' Mound		Sun	Rapid	Four-petaled flowers; blooms constantly spring through fall.
<i>Escallonia exoniensis</i> 'Frades'	6' x 6' Compact	E	Sun	Rapid	Prolific clear pink to rose flowers.
<i>Escallonia rubra</i> 'C.F. Ball'	3' x 3' Upright	E	Sun	Rapid	Very compact; very water conserving.
<i>Escallonia</i> 'Terri'	4' x 6' Mound	E	Sun	Rapid	Somewhat wider than tall; takes heavy clay soil.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Euryops pectinatus 'Viridis' Golden daisy shrub	3'-5' x 3' Shrubby	E	Sun	Rapid	Very water conserving; yellow daisy flowers all spring, summer and fall; cut back side branches.
Feijoa sellowiana Pineapple guava	10'-25' x 10' Small Tree	E	Sun	Medium	Very water conserving; flower petals edible; blooms May or June; fruit ripens 4 months later.
Fremontodendron var:					
'California Glory'	6'-20' x 10' + Small Tree	E	Sun	Rapid	Prolific yellow/red flowers.
'Pacific Sunset'	6'-20' x 10' + Small Tree	E	Sun	Rapid	Deep orange flowers 4" across.
Grevillea var: 'Canberra'	8' x 12' Informal	E	Sun	Rapid	Bright green, needle-like leaves; needs good drainage.
Grevillea rosmarinifolia Rosemary grevillea	6' x 6' Upright	E	Sun	Rapid	Compact; neat; red and cream flowers in winter; useful as a hedge in dry places.
Hakea suaveolens Sweet hakea	10'-20' x 10' Globe	E	Sun	Rapid	Dense, broad upright shrub; takes poor soil; very water conserving.
Heteromeles arbutifolia Toyon	8'-10' x 8'-10' Globe	E	Part Shade	Slow	Good as a small tree; dense foliage; red berries in clusters.
Juniperus chinensis 'Mint Julep' juniper	3'-6' Vase Shaped	E	Sun	Medium	Mint green foliage; arching branches.
Lavendula angustifolia English lavender	3'-4' x 3'-4' Globe	E	Sun	Rapid	Use dried flowers for sachet; very water saving; gray-green foliage.
Lavendula dentata French lavender	3' x 3' Globe	E	Sun	Medium	Continuous bloom in Mountain View; likes good drainage; short lavender purple flowers.
Leptospermum scoparium cultivars New Zealand tea tree	Size Varies Upright	E	Sun	Rapid	Ground cover to large shrub; tiny leaves; many have showy flowers.
Ligustrum japonicum Japanese privet	10'-12' x 10'-12' Upright	E	Sun	Rapid	Dense, compact grower; dark to medium green leaves.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs					
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Ligustrum ovalifolium California privet	15' x 10' Upright	E	Sun	Rapid	Traditional hedge plant.
Lophomyrsus 'Kathryn' N.C.N.	8' x 4' Vase	E	Sun	Medium	Can be sheared to hedge; bronze box-leave foliage; yellow flower.
Mahonia aquifolium Oregon grape	6' x 3' Erect	E	Part Shade	Slow	State flower of Oregon; erect grower; blue-black, edible fruit.
Myoporum laetum N.C.N.	20' x 20' Globe	E	Sun	Rapid	Low-growing multi-trunk tree; invasive roots and litter a problem; dense foliage.
Myrica californica Pacific wax myrtle	8' x 8' Globe	E	Sun	Medium	Dense, clean-looking tree; good water-conserving screen.
Myrtus communis compacta Dwarf myrtle	3'-4' x 3'-4' Globe	E	Sun	Slow	Excellent for low hedge; water conserving.
Nandina domestica Heavenly bamboo	6'-8' x 3'-4' Erect	E	Sun- Shade	Rapid	Delicate fine-textured foliage; not a true bamboo.
Nerium oleander Oleander	Informal				
'Petite Pink'	3' x 3'	E	Sun	Rapid	Pink flower; compact grower.
'Petite Salmon'	3' x 3'	E	Sun	Rapid	Salmon flower; compact grower.
'Mrs. Roeding'	6' x 6'	E	Sun	Rapid	Salmon flower; screen shrub.
Osmanthus fragrans Sweet olive	10' x 20' Globe	E	Sun	Slow	Dense, compact shrub; small white flowers have intense fragrance.
Penstemon heterophyllus purdyi Beard tongue	1'-2' Mound	P	Sun- Shade	Rapid	Narrow, pointed leaves 1" - 3" long; flowers from April to July; spike-like clusters of flowers lavender to blue; lives about 3 years.
Phormium tenax New Zealand flax	9' x 18' Fountain	E	Sun- Shade	Rapid	Big, dramatic plant with sword-like vertical leaves.
Photinia fraseri N.C.N.	5'-6' x 7'-8' Upright	E	Sun- Shade	Rapid	Bright red new growth; good espalier; white flowers in early spring; no fruit; clean.
Pittosporum eugenioides	10'-20' x 10'		Sun	Rapid	Excellent hedge or screen; wavy

CITY OF MOUNTAIN VIEW
APPENDIX E. WATER CONSERVING PLANT LIST

Tarata

Upright

2" - 4" leaf; yellow flower.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs	Height x Spread	Evergreen,	Sun,	Growth	
Botanic/Common Name	Shape	Deciduous	Shade	Rate	Comments
Pittosporum tobira 'Wheeler's Dwarf'	1'-2' Mound	E	Sun- Shade	Rapid	Foreground or low boundary plant; excellent near swimming pools.
Plumbago auriculata Cape plumbago	6'-7' x 10' Spreading	E	Sun	Rapid	Light blue flowers from March to December; good bank cover.
Podocarpus macrophyllus Yew pine	10' x 10' Upright	E	Sun- Shade	Medium	Narrow, upright shrub or small tree; good tub plant.
Prunus caroliniana Carolina laurel cherry	12'-20' x 10' Upright	E	Sun	Medium	Good clipped hedge; litter from fruits and flowers a problem.
Prunus ilicifolia Holly-leaf cherry	6'-12' x 10' Upright	E	Sun	Medium	Leaves resemble holly; well-drained soil; fruit edible; can be used as a small tree.
Prunus lyonii Catalina cherry	15' x 15' Small Tree/Shrub	E	Sun	Medium	Good dense hedge or screen; fruit litter a problem over paving.
Pyracantha coccinea 'Lalandei'	8'-10' x 10' Informal	E	Sun	Rapid	Red-orange berries in October; hardiest of the Pyracanthas.
Raphiolepis indica India hawthorn	Size Varies Globe	E	Sun	Rapid	Many varieties to choose from: 'Ballerina' – 2' - 4'; 'Majestic Beauty' – 15' x 15'; most have pink flowers in spring; dark green leaves.
Rhamnus californica 'Eve Case'	4'-6' x 4'-6' Globe	E	Sun	Medium	Dense; compact; very water conserving when established.
Rhus integrifolia Lemonade berry	4'-10' x 10' Informal	E	Sun	Medium	Water once a month in summer; dark green, leathery leaves.
Ribes sanguineum Flowering currant	3'-6' x 3'-6' Informal	D	Sun- Shade	Medium	Maple-like leaves; pink flowers in drooping clusters; best with moderate water.
Ribes speciosum Fuschia-flowered gooseberry	3'-6' x 3'-6' Erect	E	Sun	Medium	Spiny stems; 1" green leaves; cherry red flowers.
Salvia labiatae Sage (many varieties)	2'-4'-6' Upright	E	Sun- Shade	Rapid	Tubular flowers vary from white to pink to blue; fragrant leaves.
Santolina chamaecyparissus	2' x 4'	E	Sun	Rapid	Finely divided whitish gray

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Gray lavender cotton

Globe

leaves; yellow, button-like
flowers in summer; prune often.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Shrubs					
Botanic/Common Name	Height x Spread Shape	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Santolina virens Green lavender cotton	2' x 4' Globe	E	Sun	Rapid	Finely divided dark green leaves; chartreuse flowers; very water conserving.
Sarcococca ruscifolia Fragrant sarcococca	4'-6' x 2'-3' Globe	E	Shade	Slow	Glossy, waxy, deep green leaves; very fragrant, small, white flower; average garden water.
Sollya heterophylla Australian bluebell	18"-2' x 6'-8' Informal	E	Shade	Rapid	Loose-spreading shrub; good as a bank cover in shade; small blue flowers; will grow under eucalyptus trees; good in raised planters.
Taxus baccata English yew	25'-40' Conical	E	Part Shade	Slow	Disease-free conifer; 1" needles are dark green and glossy.
Taxus baccata stricta Irish yew	20' Columnar	E	Part Shade	Slow	Needles larger than English yew; good corner or background plant.
Viburnum spp.	Various	E/D	Sun- Shade	Rapid	Large group of shrubs with great flowers; subject to mildew in Mountain View.
Westringia rosmariniformis Rosemary bush westringia	3'-6' x 5'-9' Globe	E	Sun	Rapid	Spreading and loose growth; gray-green leaves similar in texture to rosemary; needs good drainage.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Ground Cover		Evergreen,	Sun,	Growth	Comments
Botanic/Common Name	Height x Spread	Perennial	Shade	Rate	
Acacia redolens N.C.N.	1'-2' x 15'-25'	E	Sun	Rapid	Excellent dry bank cover; drip irrigation best; spray for weeds.
Arctostaphylos Emerald carpet manzanita	9"-14" x 18"	E	Sun	Medium	Excellent dry bank cover; deep green leaves; dense; very uniform.
Arctostaphylos hookeri Monterey manzanita	1'-4' x 6' +	E	Sun-Shade	Medium	Excellent dry bank cover; dense; bright green, glossy leaves.
Arctostaphylos uva-ursi Point Reyes manzanita	1'-4' x 15'	E	Sun-Shade	Medium	Dark green leaves closely set; flowers white to pink.
Baccharis pilularis Dwarf coyote bush 'Pigeon Point'	8" x 2'-6'	E	Sun	Rapid	Excellent dry bank cover; dense, light green mat; dies out if overwatered; drip only.
Ceanothus griseus Carmel creeper	18"-2' x 5'-15'	E	Sun	Rapid	Bright green leaves; light blue 1" flowers; best with drip irrigation
Ceanothus hearstiorum Hearst ceanothus	6" x 6'-8'	E	Sun	Rapid	Spreads from center like a star; medium blue flower 1" across.
Cistus salvifolius Sageleaf rockrose	2' x 6'	E	Sun	Rapid	Light gray-green leaves; flowers white with yellow spots.
Coprosma kirkii var. 'Verde Vista'	2' x 3'-8'	E	Sun	Rapid	Excellent erosion control plant; grows in heavy clay soils.
Cotoneaster 'Lowfast'	1'-2' x 12'-15'	E	Sun	Rapid	Vigorous prostrate; small dark green leaves; needs little water.
Convolvulus mauritanicus Ground morning glory	1' x 2'-3'	P	Sun	Rapid	Gray-green leaves; lavender-blue flowers; good bank cover if trimmed once a year.
Gazania Mitsuwa yellow	6" 2'-3'	P	Sun	Rapid	Dark green leaf; light yellow, daisy-like flower; lives only 2 to 3 years; needs little water.
Helianthemum nummularium Sunrose	6"-8" x 3'	E	Sun	Rapid	Small gray-green leaves on dense plant; flowers last 1 day; buds continuously; red, peach, salmon.
Heuchera micrantha Alum root, Coral bells	12" x 14"-24"	P	Partial Shade	Rapid	Long-stalked, round lobed leaves; flowers white or green

CITY OF MOUNTAIN VIEW
APPENDIX E. WATER CONSERVING PLANT LIST

on 2' to 3' stems; good under
oaks.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Ground Cover		Evergreen,	Sun,	Growth	Comments
Botanic/Common Name	Height x Spread	Perennial	Shade	Rate	
Hypericum calycinum Saint Johnswort	1' x 1'	E	Sun	Rapid	Vigorous bank cover; mow once a year to encourage new growth, yellow cup flower; invasive.
Juniperus horizontalis 'Wiltonii' Blue carpet juniper	4" x 10'-15'	E	Sun	Medium	Intense silver-blue; dense, short branchlets on long trailing branches; flattest juniper.
Juniperus virginiana 'Silver Spreader'	18" x 6'-8'	E	Sun	Medium	Silvery-green, fine-textured ground cover.
Lonicera japonica 'Haliana' Hall's honeysuckle	15' x 150'	E	Sun	Rapid	Tubular, fragrant flowers; vigorous bank cover; cut back to promote new growth.
Oenothera berlandiereae Mexican evening primrose	8"-12" x 1'	P	Sun	Rapid	Profuse pale pink flowers; invasive if overwatered; very water conserving; mow to encourage new growth.
Pyracantha 'Santa Cruz'	3' x 4'-5'	E	Sun	Rapid	Excellent bank cover; red fruit; best with regular irrigation.
Ribes viburnifolium Evergreen currant	3' x 12'	E	Part Shade	Medium	Wine-red stems with light pink to purplish flowers.
Rosmarinus officinalis 'Prostratus' Dwarf rosemary	2' x 4'-8'	E	Sun	Rapid	Good bank or wall cover; pale lavender-blue flowers; fragrant leaves used in cooking.
Scaevola 'Mauve Clusters' Fan flower	4"-6" x 6'	E	Sun	Rapid	Lilac, mauve flowers; water conserving once established; excellent in Mountain View.
Tecomaria capensis Cape honeysuckle	2'-3' x 15'	E	Sun- Shade	Rapid	Brilliant orange-red 2" blossoms October through winter.
Teuchruim chamaedrys 'Prostatum' Germander	4"-6" x 3'	P	Sun	Rapid	Takes poor soils, extreme heat; best with drip irrigation; shear once or twice a year.
Thymus labiatae Thyme	1"-12"	P	Sun- Shade	Slow	Foliage heavily scented; good in well-drained soil.
Vinca minor Dwarf periwinkle	6"-12"	E	Shade		Trailing stems root as they spread; oval leaves; lavender flowers.

CITY OF MOUNTAIN VIEW
APPENDIX E. WATER CONSERVING PLANT LIST

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Vines					
Botanic/Common Name	Height	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Bougainvillea species Bougainvillea	20'	D	Sun	Rapid	Frost sensitive in Mountain View; plant on warm walls; many bright colors available; prune after frost.
Clytostoma callistegioides Lavender trumpet vine	20'	E	Sun	Rapid	Pastel lavender, tubular flowers; vigorous when established.
Distictus buccinatoria Blood-red trumpet vine	20'	E	Sun	Rapid	Deep red, tubular flowers; vigorous, large-scale vine; water conserving when established.
Gelsemium sempervirens Carolina jessamine	20'	E	Sun	Rapid	Small, tubular, yellow flower; short blooming period; good on chain link fences; vigorous.
Hibbertia scandens Guinea gold	8'-10'	E	Sun	Rapid	Waxy, dark green leaves; clear, bright yellow flowers.
Jasminum polyanthum Pink jasmine	20'	E	Sun	Rapid	Dense clusters of fragrant flowers; finely divided leaves; prune annually; best with irrigation.
Macfadyena unguis-cati Yellow trumpet vine	20'	E	Sun	Medium	Glossy green leaves; yellow trumpet flowers early spring; likes heat; prune hard after bloom.
Polygonum aubertii Silver lace vine	100'	E	Sun	Rapid	Heart-shaped glossy leaves; vigorous; creamy white flowers; water once a month.
Rosa banksiae Lady Bank's rose	20' +	E	Sun	Rapid	Stems have almost no prickles; small yellow or white flowers.
Solartum jasmninoides 'Potato Vine'	30'	D	Sun	Rapid	Profuse, pure white flowers all year; vigorous.
Tecomaria capensis Cape honeysuckle	15'-25'	E	Sun	Medium	Brilliant orange/red, tubular 2" blossoms grow in compact clusters.
Wisteria sinensis Wisteria	50'	D	Sun	Rapid	Violet-blue flowers hang in long tresses; messy; delicate texture; needs space and support.

CITY OF MOUNTAIN VIEW

APPENDIX E. WATER CONSERVING PLANT LIST

Palms

Botanic/Common Name	Height x Spread	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Brahea armata Mexican blue palm	40' x 6'-8'	E	Sun	Slow	Silvery blue leaves; conspicuous white flowers; takes drought, heat, wind; hardy to 18° F.
Chamaerops humilis Mediterranean fan palm	20' x 20'	E	Sun	Slow	Very hardy; blue-green leaves; good in pots; needs little water.
Phoenix reclinata Senegal date palm	20'-30' x 6'-8'	E	Sun	Medium	Picturesque clumps and curving trunks; excellent tropical effect near pools.
Trachycarpus fortunei Windmill palm	30' x 10'	E	Sun	Slow	Graceful, small palm for patio or entry; needs protection from high winds.
Phoenix canariensis Canary Island date palm	60' x 50'	E	Sun	Slow	Heavy trunked; graceful fronds; grow in large, open area.

Ferns

Botanic/Common Name	Height x Spread	Evergreen, Deciduous	Sun, Shade	Growth Rate	Comments
Cibotium schiedei Mexican tree fern	15'	E	Shade	Slow	Wide-spreading, lacy, archy and drooping fronds; rare.
Dryopteris erythrosora Autumn fern	2' x 2'	E	Shade	Slow	Spreads slowly; good in cut flower arrangements.
Nephrolepis cordifolia Southern sword fern	2'-3' x 2'-3'	E	Shade	Slow	Bright green, upright fronds; invasive if overwatered.
Polystichum munitum Western sword fern	2'-3' x 2'-3'	E	Shade	Slow	Shiny, dark green fronds 2' - 4' long; very clean fern for container or woodland garden.

References/Source Material:

Trees and Shrubs for Dry California Landscapes; Bob Perry; Land Design Publishing; San Dimas, CA; 1987.

Water-Conserving Plants and Landscapes for the Bay Area; Barrie Coate & Others; East Bay Municipal Utility District; 1990.

Sunset Western Garden Book; Sunset Publishing Company; Menlo Park, CA; 1995.

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	Brighton Place European White Birch
		Broderick Way Honey Locust

- A -

Ada Avenue	Scarlet Oak
Adams Court	Chinese Tallow
Adele Avenue	Fern Pine
Atkin Avenue	Magnolia
Alamo Court	Schwedleri Maple
Aldean Avenue.....	Fern Pine
Alice Avenue	Honey Locust
Alison Avenue	Magnolia
Alma Street.....	Sweet Gum
Alta Street.....	Chinese Pistache
Alvin Street	Chinese Pistache
Amherst Court.....	Schwedleri Maple
Andre Avenue	Sweet Gum
Andsbury Avenue.....	Magnolia
Anna Avenue.....	Raywood Ash
Annie Laurie Ave	Chinese Pistache
Anthony Court	Magnolia
Anza Street.....	Magnolia
Appletree Lane	Sweet Gum
Apricot Lane	Tulip
Arbor Court.....	Mayten Tree
Argenta Avenue	Eucalyptus
Ashley Court.....	European White Birch
Awalt Drive.....	Sweet Gum

- B -

Bailey Avenue.....	Magnolia & Sycamore
Barbara Avenue.....	Maidenhair
Bay Street.....	Maidenhair
Beatrice Street	Sweet Gum
Beaumont Square	Tulip
Begen Avenue.....	Magnolia
Belshaw Drive.....	Goldenrain
Benjamin Drive.....	Chinese Pistache
Bentley Square	Tulip
Bernardo Avenue	Eucalyptus
Betlo Avenue.....	Raywood Ash
Blackfield Way.....	Honey Locust
Bond Way	Magnolia
Bonita Avenue	Honey Locust
Bonny Street.....	Schwedleri Maple
Boranda Avenue.....	Magnolia
Borello Way.....	Sweet Gum
Brenton Court	Birch

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	
		Cornell Drive..... Magnolia
		Corto Street..... Mayten
Brook Place.....	Goldenrain	
Brookdale Avenue.....	Chinese Pistache	
Bruckner Circle.....	Sweet Gum	
Bryant Avenue.....	Eucalyptus	
Bryant Street.....	Pistache	
Burgoyne Street	Schwedleri Maple	
Bush Street	Schwedleri Maple	

- C -

Calderon Avenue	Magnolia
California Street.....	Sweet Gum
Cambridge Lane	Tulip
Camille Court	Liquidambar
Camp Avenue.....	European White Birch
Carla Court.....	Maidenhair
Carmelita Drive	European White Birch
Carol Avenue.....	Liquidambar
Carver Place	Sweet Gum
Casey Avenue	Eucalyptus
Castro Street.....	Raywood Ash
Cecilia Way	
West of Morton	Schwedleri Maple
East of Morton.....	Sweet Gum
Central Avenue	Schwedleri Maple
Central Expressway	Sweet Gum
Centre Street.....	Magnolia
Charleston Road	Sycamore
Chatham Court.....	Sweet Gum
Chatham Way	Sweet Gum
Cherrytree Lane.....	Maidenhair
Chesley Avenue.....	Schwedleri Maple
Chesley Court	Schwedleri Maple
Chiquita Avenue	Magnolia
Church Street	Maidenhair, Sycamore
Claire Court.....	Chinese Pistache
Clark Avenue.....	Sweet Gum, Raywood
Clyde Avenue	Schwedleri Maple
Coast Avenue.....	Eucalyptus
College Avenue	Liquidambar
Collins Court.....	Sweet Gum
Colony Street	Eucalyptus
Columbia Drive	Magnolia
Commercial Avenue	Eucalyptus
Compass Way	Chinese Hackberry
Continental Circle	Sweet Gum
Cornelia Court	Maidenhair

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	STREET	TREE
Craig Court	Chinese Pistache	El Ranchito Way	Maidenhair
Crane Avenue	Magnolia	Elsie Avenue	Sweetgum.
Creeden Way	Raywood Ash	Emily Drive	Schwedleri Maple
Crestview Drive	Mayten Tree	Emmons Drive	Australian Willow
Crisanto Avenue	Australian Willow	Ernestine Lane	Chinese Tallow
Crittenden Lane	Chinese Hackberry	Escuela Avenue	Australian Willow, Liquidamber
Cuesta Drive	Sweet Gum	Eunice Avenue	Liquidambar
Curling Avenue	Raywood Ash	Evandale Avenue	Schwedleri Maple
Cypress Point Drive	Scarlet Oak	Evelyn Avenue	Honey Locus, Raywood Ash
- D -		- F -	
Dale Avenue	Magnolia	Fairbrook Drive	Chinese Tallow
Dalma Drive	Magnolia	Fairchild Drive	Sweet Gum
Dana Street	Magnolia	Fairhaven Court	Maiden Hair
Dell Avenue	Fern Pine	Fairmont Avenue	Sycamore
Del Medio Avenue	Sweet Gum	Fair Oaks Avenue	Schwedleri Maple
Del Medio Court	Sweet Gum	Farley Street	Schwedleri Maple
Dennis Lane	Chinese Tallow	Fay Way	Australian Willow
Devonshire Avenue	European White Birch	Fayette Drive	Sweet Gum
Devoto Street	Magnolia	Ferguson Drive	Scarlet Oak
Devri Court	Fern Pine	Ferry-Morse Way	Eucalyptus
Diablo Avenue	European White Birch	Filomena Way	Tulip
Diericx Court	Schwedleri Maple	Flynn Avenue	Magnolia
Diericx Drive	Chinese Pistache	Fordham Court	Sweet Gum
Doane Avenue	Honey Locust	Fordham Way	Sweet Gum
Don Court	Chinese Tallow	Francis Way	Magnolia
Donelly Avenue	Goldenrain	Franklin Avenue	Chinese Tallow
Dorchester Drive	Magnolia	Franklin Court	Chinese Tallow
Doverton Square	Sweet Gum	Franklin Street	Schwedleri Maple
Doyle Place	Tulip		
Drew Avenue	Honey Locust	- G -	
- E -		Gabriel Way	Schwedleri Maple
Easy Street	Schwedleri Maple	GamelWay	Magnolia
Ednamary Way	Maidenhair	Gantry Way	Chinese Pistache
Ehrhorn Avenue	Ornamental Pear	Garcia Avenue	Eucalyptus
Eichler Court	Maidenhair	Garden Terrace	Sycamore
Eichler Drive	Honey Locust	Gary Court	Magnolia
El Camino Real	Scarlet Oak	Gemini Avenue	Mayten Tree
Eldora Drive	Magnolia	Gest Drive	Sweet Gum
Elka Avenue	Raywood Ash	Gilmore Street	Chinese Tallow
Ellis Street	Tulip	Gladys Avenue	Scarlet Oak
El Monte Avenue	Chinese Pistache, Liquidamber	Golden Way	Sweet Gum
Elmwood Street	Schwedleri Maple	Golf Court	Magnolia

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET

TREE

- K -

Granada DriveMagnolia
 Grant RoadMagnolia, Tulip
 Greenview DriveRaywood Ash
 Gretel LaneMaidenhair

Karen Way Raywood Ash
 Kathy Way Chinese Tallow

- H -

Hackett AvenueSchwedleri Maple
 Hamilton AvenueRaywood Ash
 Hans AvenueSweet Gum
 Harpster DriveSchwedleri Maple
 Heather CourtAustralian Willow
 Heatherstone WayMagnolia
 Hernmeter LaneSchwedleri Maple
 Higdon AvenueSchwedleri Maple
 High School WayMaidenhair
 Hilo CourtLiquidambar
 Holland CourtLiquidambar
 Hollingsworth DriveChinese Tallow
 Hope StreetMagnolia
 Horizon AvenueMagnolia
 Hospital DriveMagnolia
 Huff AvenueChinese Hackberry

- I -

Independence Avenue...Ornamental Pear
 Industrial StreetEucalyptus
 Isabelle AvenueChinese Pistache
 Ivan WaySweet Gum

- J -

Jackson StreetAustralian Willow
 James DriveSchwedleri Maple
 Jane LaneRaywood Ash
 Jardin DriveMagnolia
 Jason WayTulip
 Jefferson DriveMagnolia
 Jessie LaneMagnolia
 Jewel PlaceAustralian Willow
 Joaquin RoadOrnamental Pear
 Judson DriveSchwedleri Maple
 Junction AvenueSchwedleri Maple

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	
		Marcia Court Magnolia
		Mardell Way..... Chinese Pistache
Katie Court.....	Maidenhair	
Katrina Way	Magnolia	
Keller Drive	Sweet Gum	
Kern Court	Magnolia	
Kittoe Drive.....	Schwedleri Maple	
Kittyhawk Way.....	Eucalyptus	

- L -

Lambert Way	Maidenhair	
Lane Avenue	Ornamental Pear	
La Salle Court	Maidenhair	
La Salle Drive.....	Maidenhair	
Lassen Avenue.....	Raywood Ash	
Latham Street.....	Schwedleri Maple	
Lauella Court	Chinese Pistache	
Laura Lane	Raywood Ash	
L'Avenida	Eucalyptus Willow Leaf	
Lee Drive	Magnolia	
Leghorn Street	Ornamental Pear	
Leksich Avenue	Schwedleri Maple	
Leland Avenue	Liquidambar	
Lemontree Court	Maidenhair	
Leona Lane	Maidenhair	
Leong Drive	Schwedleri Maple	
Levin Avenue	Liquidambar	
Levin Court	Maidenhair	
Lida Drive	Fern Pine	
Limetree Court	Maidenhair	
Lincoln Drive	Sweet Gum	
Linda Vista Avenue	Honey Locust	
Lloyd Way	Chinese Tallow	
Logue Avenue	Goldenhair	
Lola Lane	Maidenhair	
Lorene Court.....	Raywood Ash	
Loreto Street.....	Magnolia	
Lubich Drive	Magnolia	
Luce Court.....	Sweet Gum	
Lynwood Avenue	Schwedleri Maple	

- M -

Macon Avenue.....	Goldenrain	
Madera Avenue	Goldenrain	
Madison Street.....	Maple	
Mansfield Drive.....	Sweetgum	
Marcelyn Avenue	Australian Willow	

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	
		National Avenue..... Schwedleri Maple
		Nedson Court..... Chinese Pistache
Magnolia Drive.....	Magnolia	
Marich Way.....	Raywood Ash	
Marilyn Court.....	Magnolia	
Marilyn Drive	Magnolia	
Marilyn Place	Magnolia	
Marine Way.....	Honey Locust	
Mariposa Avenue.....	Liquidambar	
Marjorie Court	Fern Pine	
Martens Avenue	Ornamental Pear	
Maude Avenue	Scarlet Oak	
Mayfield Avenue.....	Mayten Tree	
Mayflower Court.....	Schwedleri Maple	
McCarty Avenue	Red Horse Chestnut	
Meadow Lane	Magnolia	
Melba Court	Chinese Tallow	
Mercy Street	Sweet Gum	
E. of Calderon	Red Horse Chestnut	
Meridian Way	Sweet Gum	
Middlefield Road	Maidenhair, Raywood	
Miller Avenue.....	Sweet Gum	
Miller Court	Sweet Gum	
Minaret Avenue.....	Honey Locust	
Miramonte Avenue.....	Magnolia, Scarlet Oak, Raywood Ash	
Moffett Boulevard	Scarlet Oak	
Monroe Drive.....	Chinese Pistache	
Montalto Drive	Schwedleri Maple	
Montebello Avenue.....	Maidenhair	
Montecito Avenue.....	Raywood Ash	
Montgomery Street	Maidenhair	
Moorpark Way	Magnolia	
Mora Drive.....	Magnolia	
Moraga Drive.....	Magnolia	
Morgan Street	European White Birch	
Morton Court.....	Schwedleri Maple	
Mt. Vernon Court.....	Honey Locust	
Mountain Shadows.....	Magnolia	
Mountain View Avenue		
North of El Camino ..	Schwedleri Maple	
South of El Camino...	Magnolia	
Mtn View-Alviso Rd.....	Scarlet Oak	
Muir Drive.....	Magnolia	
Murlagan Avenue	Chinese Pistache	

- N -

Nancy Court.....Magnolia

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	
		Plymouth Street Ornamental Pear
		Polaris Avenue..... EucalyptusWillow Leaf
Nilda Avenue	Sweet Gum	
Nita Avenue.....	Australian Willow	
Notre Dame Drive.....	Schwedleri Maple	

- O -

Oak Avenue	Magnolia
Oak Lane	Honey Locust
Oak Street	Eucalyptus
Old Middlefield.....	Sweet Gum
Olive Court.....	Maidenhair
Orangetree Lane.....	Sweet Gum
Orchard Avenue.....	Schwedleri Maple
Ormonde Drive	Maidenhair
Ormonde Way	Maidenhair
Ortega Avenue	Maidenhair
Our Lane.....	Liquidambar

- P -

Pacific Avenue	Schwedleri Maple
Pachetti Way	Eucalyptus
Palmer Avenue.....	Fern Pine
Palo Alto Avenue	Magnolia
Pamela Drive	Magnolia
Park Court	Magnolia
Park Drive	Magnolia
Parker Court	Schwedleri Maple
Parker Street.....	Schwedleri Maple
Pastel Lane	Chinese Tallow
Patricia Court.....	Magnolia
Paul Avenue.....	Magnolia
Peachtree Court	Maidenhair
Peacock Avenue	Ornamental Pear
Pear Avenue.....	California Pepper
Peartree Lane	Maidenhair
Perich Court.....	Maidenhair
Permanente Way	Chinese Pistache
Petrie Way	Maidenhair
Pettis Avenue.....	Schwedleri Maple
Phyllis Avenue	Maidenhair
Phyllis Court	Maidenhair
Piazza Drive.....	Maidenhair
Pilgrim Avenue	Schwedleri Maple
Pioneer Way.....	Honey Locust
Plaza Court.....	Maidenhair
Plumtree Lane.....	Maidenhair

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE
San Lucas Court.....	Chinese Pistache
Polk Court	Chinese Tallow
Porterfield Court	Liquidambar
Post Street.....	Tulip
Preston Court.....	Magnolia
Preston Drive	Magnolia
Priscilla Court	Schwedleri Maple
Promethean Court.....	Tulip

- Q -

Quincy Drive	Chinese Pistache
--------------------	------------------

- R -

Rainbow Drive.....	Sweet Gum
Ramos Court	Goldenrain
Ravendale Drive.....	Magnolia
Ravenswood Drive.....	Magnolia
Redcliff Court	Chinese Tallow
Redding Drive	Sweet Gum
Reinert Road	Ornamental Pear
Rengstorff Avenue	Magnolia, Scarlet Oak
Rich Avenue.....	Schwedleri Maple
Richard Court	Chinese Pistache
Ridgemont Drive.....	Chinese Pistache
Rock Street.....	European White Birch, Chinese Pistache
Ronden Court	Chinese Tallow
Rose Avenue	Fern Pine
Roslyn Court	Sweet Gum
Rusty Lane	Holly Oak
Ruth Avenue	Australian Willow

- S -

San Antonio Road	Schwedleri Maple, Sycamore
San Ardo Way.....	Chinese Pistache
San Carlos Avenue.....	Chinese Pistache
San Carrizo Way.....	Chinese Pistache
San Clemente Way	Maidenhair
San Domar Court	Honey Locust
San Domar Drive.....	Honey Locust
San Edina Drive.....	Magnolia
San Joaquin Drive	Chinese Pistache
San Leandro Avenue	Schwedleri Maple
San Lucas Avenue.....	Chinese Pistache

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	Sunnyview Lane Chinese Tallow
San Luis Avenue	Honey Locust	
San Luppe Drive.....	Chinese Pistache	
San Marcos Court.....	Chinese Pistache	
San Marino Circle.....	Chinese Pistache	
San Marino Drive	Chinese Pistache	
San Onofre Way	Maidenhair	
San Pablo Avenue	Maytenus	
San Pierre Way	Mayten Tree	
San Rafael Avenue	Magnolia	
San Ramon Avenue.....	Honey Locust	
San Simeon Drive	Chinese Pistache	
San Vaquero Avenue	Honey Locust	
San Vernon Court.....	Chinese Pistache	
Santa Clara Avenue	Mayten Tree	
Santa Rosa Avenue	Australian Willow	
Sevely Drive.....	Goldenrain, Chinese Pistache	
Shady Spring Lane	Chinese Pistache	
Shary Avenue	Magnolia	
Sherland Avenue.....	Liquidambar	
Showers Drive	Schwedleri Maple	
Sierra Avenue	Schwedleri Maple	
Sierra Vista Avenue		
N. of Old Middlflld....	Eucalyptus	
S. of Middlefield.....	Raywood Ash	
Silva Avenue.....	Eucalyptus	
Silva Court	Eucalyptus	
Silverwood Avenue	Eucalyptus	
Sladky Avenue	Sweet Gum	
Sleeper Avenue.....	Chinese Tallow	
Snow Street	Honey Locust	
Solace Place	Magnolia	
Solado Drive	Chinese Pistache	
Solana Drive.....	Raywood Ash	
Sondgroth Way.....	Schwedleri Maple	
Sonia Way	Magnolia	
South Drive	Magnolia	
Spacepark Way	Honey Locust	
Spencer Court	Magnolia	
Spring Street.....	European White Birch	
Springer Road	Sweet Gum	
St. Giles Lane	Sweet Gum	
Stamm Avenue	Magnolia	
Stanford Avenue	Liquidambar	
Starr Way.....	Goldenrain	
Stierlin Road	Schwedleri Maple	
Sun-Mor Way.....	Liquidambar	

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET	TREE	
		View Street Magnolia
		Villa Street Chinese Pistache
Suzette Lane.....	Australian Willow	
Swanson Way	Sweet Gum	
Sylvan Avenue.....	Chinese Pistache	

- T -

Tahoe Terrace	Goldenrain
Tamalpais Street.....	Raywood Ash
Taylor Court.....	Schwedleri Maple
Telford Avenue.....	European White Birch
Terminal Boulevard	Eucalyptus
Terra Bella Avenue	Eucalyptus
Thaddeus Drive	Chinese Pistache
Thatcher Court.....	Magnolia
Thatcher Drive	Magnolia
The Americana	Chinese Pistache
Thomas Court	Chinese Tallow
Thompson Avenue.....	Chinese Pistache
Thompson Court	Chinese Pistache
Thompson Square	Chinese Pistache
Todd Street.....	Sweet Gum
Toft Street	Maidenhair
Transport Street.....	Eucalyptus
Treaton Court	Goldenrain
Trophy Drive	Goldenrain
Truman Avenue	Southern Magnolia
Tulane Court.....	Magnolia
Tulane Drive	Magnolia
Tyler Park Way.....	Maidenhair
Tyrella Avenue	Raywood Ash

- U -

University Avenue	Liquidambar
-------------------------	-------------

- V -

Van Buren Circle	Magnolia
Vaquero Drive	Thornless Honey Locust
Vardis Court	Magnolia
Varsity Court	Maidenhair
Vassar Avenue.....	Ornamental Pear
Velarde Street.....	Magnolia
Verdant Avenue	Magnolia
Vernon Avenue	Chinese Pistache
Victor Way	Magnolia
Victory Drive	Fern Pine

CITY OF MOUNTAIN VIEW

APPENDIX F. MASTER STREET TREE LIST

STREET TREE

Village Court.....Magnolia
 Villa Nueva Court.....Liquidambar
 Villa Nueva WayLiquidambar
 Vincent Drive.....Magnolia
 Vista Grande AvenueGoldenrain
 Volti LaneMayten Tree

- W -

Wagner Avenue.....Schwedleri Maple
 Wakefield DriveEucalyptus
 Wake Forest Drive.....Schwedleri Maple
 Walker Drive.....Schwedleri Maple
 Walnut DriveSweet Gum
 Wasatch DriveMayten Tree
 Washington Street.....Australian Willow
 Waverly PlaceMayten Tree
 Wellesley CourtMayten Tree
 Wentworth StreetEucalyptus
 Westford WaySchwedleri Maple
 Whisman RoadSchwedleri Maple
 Whisman Road, south ...Schwedleri Maple
 Whitney Court.....Raywood Ash
 Whitney DriveRaywood Ash

Williams Way Raywood Ash
 Willowgate Street Sycamore
 Wilsey Court Mayten Tree
 Wilson Court Chinese Pistache
 Winfield Drive Maidenhair
 Winston Place..... Schwedleri Maple
 Woodgreen Way Australian Willow
 Woodleaf Way Scarlet Oak
 Woodstock Lane Chinese Pistache
 Wright Avenue Schwedleri Maple
 Wyandotte Street Ornamental Pear

- Y -

Yale Drive Magnolia
 Yorkshire Way Schwedleri Maple
 Yorkton Drive Goldenrain
 Yosemite Avenue..... Magnolia
 Yuba Drive..... Magnolia

Note: The Master Street Tree List is being reviewed and modifications are expected within one year from the date of this publication. Please check with a Planner to verify the accuracy of this List.

MA/6/CDD
 891-02-01-02G^